

The proposed 2012-67 zoning text amendment is starting to garner the attention it deserves. This amendment basically lets someone **insert multifamily rental housing into single family zoned neighborhoods** pretty much anywhere in Charlotte without the neighbor's permission.

We cannot let up the pressure or slow the process of spreading the word about this proposed text change. You need to continue to forward emails encouraging neighbors to speak against this amendment. **IT IS CRITICAL THAT WE NOW FOCUS OUR COMMENTS, CONCERNS AND DISAGREEMENT WITH THIS AMENDMENT ON THE SIX ZONING COMMITTEE MEMBERS VIA EMAILS, PHONE CALLS AND EVEN POST.**

The comments below focus solely on the impact of the *insertion of duplexes* in single family zoned areas. There is another component to this amendment which will loosen the ability of current single family homeowners to place small rental apartments on their property (which already exist in many areas of the City.) I have not addressed this issue as I do not necessarily see it as a major concern at this point. Please read through the amendment and if you think it appropriate to comment on other changes please do so.

Your correspondence needs to touch on what appear to be the key problems inherent in this amendment from *your perspective*. The following bullet points are **my** concerns. They relate directly to allowing duplexes most anywhere in our single family zoned neighborhoods without neighbor input. I *encourage you to study the amendment and the zoning regulations and speak to it as you deem appropriate*.

- Most everyone will agree that Charlotte is blessed with an enviable variety of single-family neighborhoods with a broad range of housing types, quality, lot and house size, age, style, cost and so on. Why are we considering a zoning amendment that will haphazardly undermine the very qualities that make so many of our neighborhoods attractive places to live and raise families by allowing the insertion of multifamily duplexes?
- How can the government in good conscience implement one sweeping amendment over such a broad range of properties without the thoughtful input and permission of the most affected group (ie; single family homeowners)? The inappropriateness of this approach alone is reason to reject this amendment.
- The “stakeholders” group appears to have been interested in the objective of “affordable” housing. For the most part our existing neighborhoods reflect a successful pattern of **already existing “affordable housing”** (otherwise they wouldn't have sold!). Do not undermine (or underestimate) the social and economic importance and success of the current single family homeowners of Charlotte who are **truly** invested in their property, homes, neighborhood and the related institutions and businesses.
- It appears that one of the major objectives of this amendment is the enhancement of the availability of “affordable housing.” Last Monday night (during the public hearing) some City Council members tacitly admitted that they are unsure of the definition of “affordable” housing. How can the City write and implement a sweeping policy change

when those who represent us admit the main objective is not clearly defined or understood?

- The proposed amendment is a de facto rezoning of much of the single family residential property in the City of Charlotte without the tacit approval of the current homeowners (or the permission of developers of ongoing single family projects.)
- My spouse and I bought in a single family zoned neighborhood specifically for the consistency of the area and the comfort and commonality of the generally consistent socioeconomic situation in which we and our neighbors live. We do not want it de facto rezoned particularly when that rezoning might result in the degradation of the area by the incursion of unwelcome rental development.
- The proposed amendment dilutes the rights of current single family home owners to protect their property. It allows no effective way of voicing dissent, commenting on or protesting the insertion of a duplex on an adjacent parcel that was previously zoned single-family.
- The Planning office has written a generic amendment that may unintentionally encourage the decrease in property values by allowing the insertion of rental duplexes by in an uncontrolled and unacceptable manner in existing neighborhoods. How will this affect the tax base?
- This text amendment is self defeating if “affordable housing” is its objective. It will allow (and probably encourage) speculators to come into and build duplexes (or worse) in blossoming yet “fragile” owner-occupied single family areas. In all likelihood these duplexes will not be owner occupied. Per the amendment, they can be erected in an uncontrolled manner undermining the creation of the stable “affordable” single family owner occupied housing so desired by the City.
- The amendment does nothing to protect the existing fabric of current historic districts or neighborhoods which have historic context and content thus possibly diminishing their value (tax) and decreasing their aesthetic qualities and cultural presence.
- There appear to have been no “models” run of the impact of this amendment in **real Charlotte neighborhoods** of varying property sizes, values, age and location.

The City’s next step is the convening of the monthly meeting of the Zoning Committee of the Planning Commission where they will discuss whether or not to vote to support this amendment as written and send it to Council for final approval, reject it or defer and send it back to the Planning staff for further consideration and editing with the intent of possibly bringing it back for further consideration. This meeting is being held **next Wednesday, June 27 at 4:30 pm** in the Charlotte-Mecklenburg Government Center in Room 280 (2nd floor). The Government Center is the 14 story tall, triangular pink granite building at 600 East Fourth Street and you can park in the Government Center Parking Deck across Davidson Street. This meeting is open to the public. **(It is not however an opportunity for the public to speak;** we may only listen, take notes and then respond afterward.) If you can find the time, your presence would be most appreciated as there truly is strength in numbers even if we cannot speak.

Attached are the email addresses of the zoning committee. Please craft your email to suit your perspective and to say what you think. It is appropriate that both husband and wife, each domestic partner, each friend write as individual to the individuals on the Planning Commission

Zoning Committee so they understand the large number of us who are affected by this poorly thought out regulation.

Additionally if you would like to write City Council members go to the following link for their phone numbers, emails and addresses:

<http://charneck.org/city/charlotte/CityCouncil/MeettheCouncil>

The Planning Commission Zoning Committee met June 27th

1. ADU (Accessory Dwelling Units): current zoning ordinances allow these and the text change presented last night simply broadened the options for who may live there. Originally it had to be relatives of the owners of the main house on the property. Now it can be anyone (ie; you could lease it to an unrelated college student or a couple etc.) This motion passed and will go to Council for approval.

2. DUPLEXES (on single family zoned property): this was only briefly discussed. The decision on this amendment was deferred until October 3 meeting and it was sent back to zoning staff for further consideration.

This discussion is far from over as we sense that Planning is still going to try and proceed with the imposition of this rule without consent of those most affected.

we will send out a more extensive update as things unfold